



City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

PLANNING COMMISSION MINUTES

☞ August 13, 2014 ☞

2:00 P.M.

Roberto R. Rodriguez, *Chair*
Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
George Peck
Angela Rinehart

Kevin Love
Michael Garcia Jr.

Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*
Sheryl Sculley, *City Manager*

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT - *This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).*

DECLARACIÓN DE ACCESIBILIDAD - *El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

For additional information on any item on this agenda, please call (210) 207-1111.

1. **1:30 P.M.** - Work Session, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)
 - B. Fair Notice briefing and update

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. **2:00 P.M.** - Call to Order, Board Room

3. Roll Call – Present: R. Rodriguez, Martinez, Rinehart, Sherrill, Peck
Absent: Garcia
4. Citizens to be heard – No Citizen to speak.

Commissioner Salazar arrived at 2:03 pm

Combined Hearing

Chris McCollin, presented items.

Commissioner A. Rodriguez arrived at 2:09 pm

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Plats

6. **120448:** *Request by Green Land Ventures, LTD., for approval of a major plat to subdivide a 17.293 acre tract of land to establish **River Rock Ranch P.U.D. Unit 4** Subdivision, generally located north of the intersection of Green Terrace and Woodland Bend. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **130281:** Request by BMP 1604 Developers, LTD., for approval of a major plat to subdivide a 31.875 acre tract of land to establish **Bulverde Market 3** Subdivision, generally located northeast of the intersection of Redland Road and Bulverde Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130394:** *Request by Home Living Hospitality, LTD., for approval of a major plat to subdivide a 24.71 acre tract of land to establish **Elm Valley, Unit 1** Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **130412:** *Request by S.A. Kinder Ranch Unit 7, LTD., for approval of a major plat to subdivide a 10.25 acre tract of land to establish **Kinder Northeast, Unit-7B (PUD)** Subdivision, generally located northwest of the intersection of Bulverde Road and Kinder Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
10. **130539:** Request by KB Lonestar, Inc., for approval of a major plat to subdivide a 11.349 acre tract of land to establish **Windcrest Heights U-III** Subdivision, generally located south of the intersection of Rabel Road and Wendt Way. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

11. **130650:** Request by Collaborative Homes, LLC., for approval of a major plat to subdivide a 1.28 acre tract of land to establish **Rolling Court IDZ** Subdivision, generally located west of Roosevelt Avenue, south of Grove Avenue. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
13. **140071:** * Request by SAWS, for approval of a major plat to subdivide a 12.00 acre tract of land to establish the **SAWS Old Pearsall Rd Pump Station A** Subdivision, generally located west of the intersection of Loop 410 and Old Pearsall Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **140098:** Request by Chesley I. Swann III, for approval of a major plat to subdivide a 13.15 acre tract of land to establish the **Seale Subdivision Unit 11** Subdivision, generally located west of the intersection of Camp Light Way and Goat Peak. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
15. **140111:** Request by Jose Luis Lopez Ruiz, for approval of a minor plat to replat a 0.535 acre tract of land to establish **Fertile Valley Farms Lot 8, Block A** Subdivision, generally located northwest of the intersection of Durham and Anacacho Road. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
16. **140117:** Request by Uptown Urban Crest, L.P., for approval of a major plat to subdivide a 2.308 acre tract of land to establish **Uptown Urban Crest IDZ** Subdivision, generally located at the southeast intersection of Harry Wurzbach and Urban Crest Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
17. **140166:** Request by Diana C. Kersey, Christina Palafox, Felisa and Aldo Flores, for approval of a minor plat to replat a 0.446-acre tract of land to establish the **Kersey Palafox BSL** Subdivision, generally located southwest of the intersection of Thorain Boulevard and Howard. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
18. **140266:** Request by Yolanda Colebank, for approval of a minor plat to replat a 0.1846 acre tract of land to establish **Colebank Estates** Subdivision, generally located north of the intersection of Shetland Drive and Copinsay Avenue. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
19. **140276:** Request by KB Home Lone Star INC., for approval of a major plat to subdivide a 0.791 acre tract of land to establish the **Southton Village, Unit 6A** Subdivision, generally located northeast of the intersection of Southton Road and Wrangler Park. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
20. **140312:** Request by Refugio Mendez Wong, for approval of a minor plat to replat a 0.215 acre tract of land to establish **Lackland City Unit 70, BSL** Subdivision, generally located west of the intersection of Meadow Path and Meadow Way Drive. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Plat Deferrals

21. **140447:** Request by Barrera land Surveying, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Caldwell Subdivision**, generally located northwest of the intersection of Richter Road and U.S. Highway 181 South. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
22. **140448:** Request by Glenn D. Boggs, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Woodlake Land & Building LLC**, generally located at the southeast corner of Woodlake Center and Railway. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Time Extension

23. **110285:** Request by Investment Realty Co, LC., for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Kallison Ranch Phase 1, Unit 3B** Subdivision, generally located north of the intersection of Kallison Bend and Culebra Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Land Transactions

24. **The Urban Renewal Agency for the City of San Antonio dba Office of Urban Redevelopment (OUR SA) Properties:** Consideration of a request to declare as surplus and dispose of the following real property: 1706 Socorro - approximately 0.1871 acres including a 924 square foot single family home with the legal description of **Lot 30, Block 18, New City Block 15647**. **Staff recommends Approval.** (Scott Price, Real Estate Manager (210) 207-6357, scott.price@sanantonio.gov, Center City Development and Operations)
25. **S. P. 1769:** Consideration of a request to declare as surplus and sell an improved 0.4034 acre tract of City owned land located at 815 El Monte Boulevard, as requested by Each One Teach One (EOTO). **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
26. **S.P. 1774:** Consideration of a Resolution supporting a request by the San Antonio Water System (SAWS) to declare as surplus and dispose of five properties owned by SAWS located at 228 Thelka Street, 335 Azucena Street, 604 E. Hart Street, 6375 Rigsby Avenue and a tract of land known as Somerset Road located between 13801 Somerset Road and 13839 Somerset Road. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)
27. **S.P 1782:** A Resolution authorizing the disposition of real property owned by the City of San Antonio located at 604 S. Alamo Street in New City Block 13815 in Council District 1. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)

Comprehensive Master Plan Amendments

- 28. PA 14041:** A request by Steve Presley, Trustee of the Nancy Jane Schaefer Non-GST Exempt Trust and Victor Driscoll, Trustee of the FARMCO Trust, for approval of a resolution to amend the future land use plan contained in the **Eastern Triangle Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.884 acres of land out of NCB 35132 located on a portion of the 6200 Block of US Highway 87 and the 2700-2800 Blocks of Foster Meadows, from “Community Commercial” to “Low Density Residential”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 29. PA 14053:** A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the **United Southwest Communities Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.681 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive from “Low Density Residential” to “Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 30. PA 14054:** A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the **United Southwest Communities Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.522 acres of land out of Parcel 37A, NCB 15259 located on a portion of the 6000 Block of Medina Base Road, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 31. PA 14056:** A request by CST Brands, Inc., Scott C. Hayne , for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.5801 acres of land out of Lots 4, 5, 6, and 7, Block B, NCB 15705 located on a portion of the 4900 Block of Stahl Road and a portion of the 14000 Block of O'Connor Road, from “Low Density Residential” and “Neighborhood Commercial” to “Community Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 32. PA 14068:** A request by Overland Properties L.L.C., for approval of a resolution to amend the future land use plan contained in the **Stinson Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.875 acres of land out of NCB 10920 located on a portion of the 9000 Block of South Presa Street, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 33. PA 14069:** A request by Brooks Development Authority, Roland A. Lozano, Chief Operating Officer, for approval of a resolution to amend the future land use plan contained in the **Stinson Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 16.102 acres of land out of NCB 10879 located on a portion of the 7800 Block of Dave Erwin Drive from “Regional Commercial” to “High Density Residential”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)

34. Public hearing and consideration of:

A. A resolution recommending approval of a Municipal Boundary Adjustment with certain conditions between the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving two tracts of land totaling 6.24 acres. The subject area is generally located to the south of North Loop 1604, to the north of Huebner Road and to the west of the Salado Creek in north Bexar County. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development)

B. A resolution recommending approval to accept a donation of approximately 72 acres of floodplain primarily floodplain property along Salado Creek from Huebner Road to North Loop 1604 and fee simple acquisition of approximately 1.5 acres fronting North Loop 1604 to the west of Salado Creek for the Howard W. Peak Greenway Trail system. **Staff recommends Approval.** (Brandon Ross, Special Projects Manager, (210) 207-6101, brandon.ross@sanantonio.gov, Department of Parks and Recreation)

Commissioner R. Rodriguez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner Peck to approve all items as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

Individual

Commissioner Love arrived at 2:18 pm

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2015 – FY 2020 Proposed Capital Improvement Program. (Presented by Maria Villagomez, Director, Office of Management & Budget and Mike Frisbie, Director, Transportation & Capital Improvements Department)

Justina Tate, Assistant Director, Office of Management and Budget, presented budget and recommended approval.

Debbie Sittre, Assistant Director, Transportation & Capital Improvement, presented item and recommended approval.

12. **140021:** Request by Maria E. Rodriguez, for approval of a minor plat to replat and subdivide a 0.0905 acre tract of land to establish the AVA Subdivision, generally located at the intersection of Stonewall Avenue and Lenard Street. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Chris McCollins, Planner, presented item and recommended approval.

Elizabeth Carol, Principal Planner, stated there is a very minor typo on the plat that needs to be corrected prior to moving forward. The correction is the acreage that needs to read 0.966. She stated she has discussed this issue with the engineer, the applicant and the citizen who has signed up to speak in opposition and all are in agreement of the public hearing with consideration of the plat with the understanding that this plat will not move forward until corrections are made.

Valerie Barrientes, spoke in opposition.

Kashi Kumar, Seda Consulting Engineers, stated this property does meet the width requirement as "R-4" zoning minimum width requirement is 35 feet. He further stated access would be from Lenard Street.

Motion: Commissioner Peck to follow staff recommendation of approval.
Second: Commissioner Love
In Favor: Martinez, A. Rodriguez, Rinehart, Sherrill, Love, Peck, Salazar
Opposed: R. Rodriguez
Motion Passes

Other Items

- 35. Approval of the minutes for the July 23, 2014 Planning Commission meeting.

Motion: Commissioner Peck to approve minutes as presented.
Second: Commissioner Love
In Favor: Unanimous
Opposed: None
Motion Passes

- 36. Director's report - City Council Action Update (Planning Commission items sent to Council)

Matthew Talyor, Senior Planner, briefed commission on TAC appointments.

- 37. Adjournment.

There being no further business, the meeting was adjourned at 3:02 pm.

APPROVED


Roberto R. Rodriguez,
Chairman

ATTEST:


John Jacks,
Executive Secretary